

Scale 1" = 50'

Field Notes
5.00 Acres

Being all of that certain tract or parcel of land, lying and being situated in the S.F. AUSTIN LEAGUE No. 10, A-63, Brazos County, Texas and being all of that 5.00 acre tract of land, conveyed to City of Bryan, Texas doing business as Bryan Texas Utilities, deed recorded in Volume 7251, page 220, Deed Records of Brazos County, Texas and being described as follows:

COMMENCING: at a City of Bryan Monument Marker #9;

THENCE: S 68° 15' 32" E - 2720.73' to a 3/4" iron pipe found at the most northerly common corner of this 5.00 acre tract and the Rosa Lazarone 8.99 acre tract (226/59), same being in southeast right-of-way line of FM 974, same marking the Point of Beginning;

THENCE: S 46° 02' 00" E - 810.78 feet along the common line between this 5.00 acre tract and said Lazarone 8.99 acre tract to a 5/8" iron rod found for the most easterly corner of this tract and remainder of 7.63 acre tract conveyed to Julia J McCann Malacos (2178/116);

THENCE: S 44° 09' 33" W - 340.89 feet along the common line between this tract and said remainder of 7.63 acre Malacos tract to a 5/8" iron rod found for the most southerly corner of this tract, same being in the northeast right-of-way line of Boatcallie Road;

THENCE: N 46° 12' 00" W - 540.12 feet along said Boatcallie Road line to a 5/8" iron rod found at the most westerly common corner of this tract and the City of Bryan 1.36 acre tract (326/663);

THENCE: N 43° 54' 15" E - 219.80 feet to a found 5/8" iron rod, and N 46° 07' 29" W - 269.79 feet along the common line between this tract and said City of Bryan tract to a 5/8" iron rod found at the most northerly common corner of said tracts, same being in said FM 974 line;

THENCE: N 44° 12' 16" E - 123.09 feet along said FM 974 line to the PLACE OF BEGINNING, and containing 5.00 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on October 11, 2005

Reference Bearing and
Distance to City of Bryan
Monument Marker #9
S 68°15'32" W - 2720.73'

Site B.M. Elev =
349.22' Chiseled " " on
headwall of 24"
R.C.P. North side of
F.M. 974

Wickson Creek SUD 4" Waterline

Edge of Pavement

F.M. 974
29' Asphalt Pavement Width
Venzon (2 Lines) Flagged

City of Bryan
Electric Station
1.36 Acres
326/663

Manhole (Electric)

Power Pole

12' x 21' C.M.P. w/headwall

Pipeline Vent Pipe

Fnd. 5/8" I.R.

4" C.M.P.

Fnd. 3/4" Iron Pipe

Energy Transfer
Gas Pipelines

Getty Trading P/L Marker

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BOATCALLIE ROAD
21' Asphalt Pavement Width

City of Bryan - Vol. 326 Pg. 665
23' Wide Utility Esm't

Energy Transfer
2 Pipelines

Pipeline Marker
"No Name"

Post (Orange/White)

Fnd. 5/8" I.R.

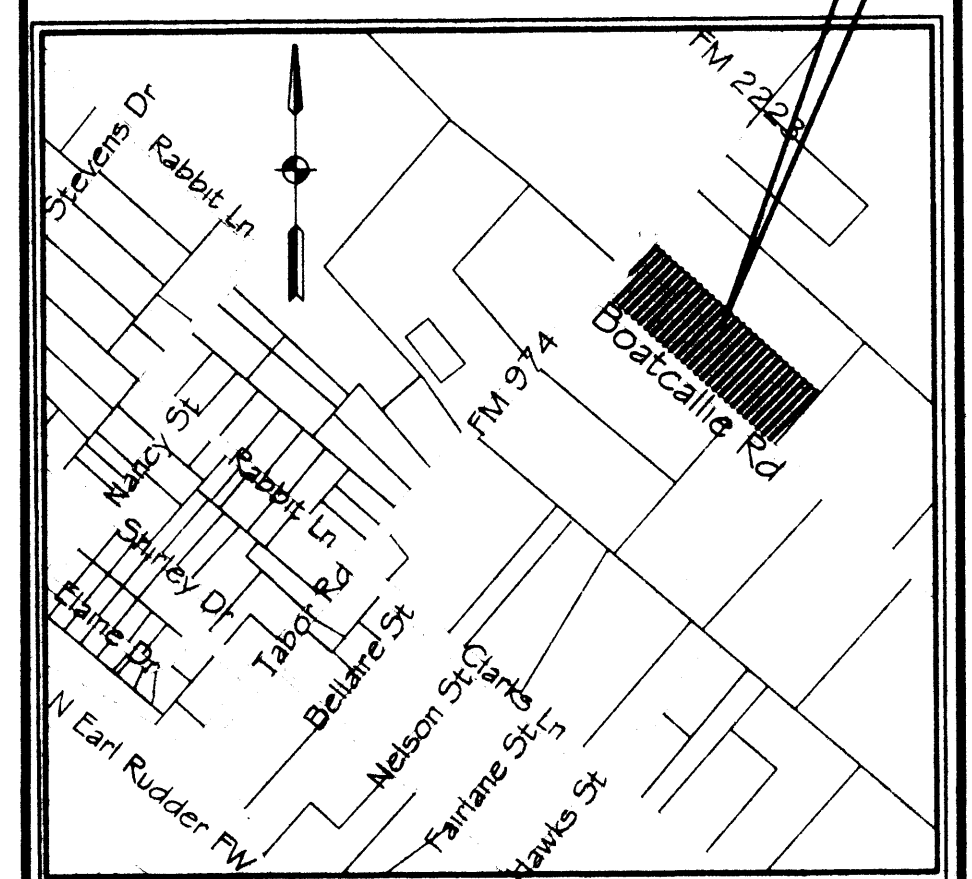
GENERAL NOTES

1. * Deed Bearing used as Basis of Bearing.
2. This property lies within the E.T.J. of City of Bryan.
3. 5/8" Dia. Iron Rod with cap will be set at each lot corner if property corner is not found.
4. Water service is supplied by Wickson Creek SUD.
5. Sewage and wastewater collection and treatment shall be provided by private system installed in the lot with the prior issuance of a license by the Brazos County Health District under the provisions of the Private Sewage Facility Regulations adopted by the Commissioner's Court of Brazos County pursuant to the Texas Health and Safety Code.
6. On-site sewage facilities disposal areas shall not encroach the 100-foot or the 150-foot sanitary zone of a private or public well, respectively.
7. This property does not lie within the 100-year flood plain elevation according to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0131 C Effective Date: July 1992.
8. Public Utility Easements along the roads shall be completely cleared with all trees and shrubs removed.
9. Site B.M. Elev = 349.22', Chiseled " " on headwall of 24" R.C.P., Northside of F.M. 974
10. Building setback lines are to be as per City of Bryan subdivision ordinance. However, along the FM 974, 50 ft. building setback line shall be provided.

Rosa Lazarone
8.99 Acres
226/59

Julia J. McCann Malacos
Remainder of 7.63 Acre Tract
2178/116

PROJECT LOCATION



VICINITY MAP

- N.T.S. -

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plot is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plot.

Donald D. Garrett

Donald D. Garrett, P.E. No. 22790

Preliminary Plan Tabor Road Substation Subdivision

Vol. 7251 Pg. 280

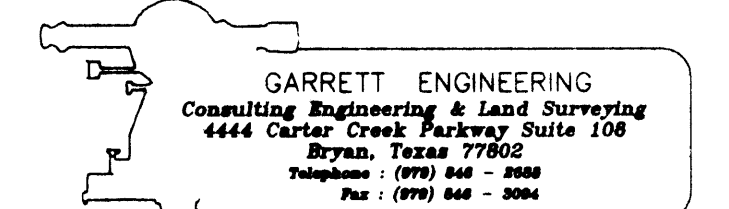
5.00 Acres

S.F. Austin League No. 10, A-63
Bryan
Brazos County, Texas

SCALE : 1" = 50' July, 2006

OWNER / DEVELOPER:

BTU
205 E. 28th St.
Bryan, Texas 77802
Telephone: (979) 821-5853



GARRETT ENGINEERING
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Sub (C) 1, 2005/Worksheet/06-08/05-28-06-08-09.dwg

Received
JUL 26 2006
Development & Engineering
D. Garrett